



City Council of Monterey Park
The City Council Acting on Behalf of the Successor Agency of the Former Redevelopment Agency, the Housing Authority, the Monterey Park Financing Authority and the Monterey Park Geologic Hazard Abatement District Agenda

Special Meeting
Monterey Park City Hall, Room 266
320 W. Newmark Avenue, Monterey Park, CA 91754

Wednesday, November 19, 2025
5:30 PM

Mission Statement

The mission of the City of Monterey Park is to provide excellent service, foster growth and opportunity, and create a joyous and collaborative environment.

Land Acknowledgment

We would like to acknowledge that the land we inhabit today was once known as Tovangaar, the home of the Gabrieleño-Tongva people. We show our respect to the Gabrieleño-Tongva people, as well as all Indigenous people, past, present, and future, and honor their labor as original caretakers of this land. We commit to uplifting the Gabrieleño-Tongva people, invite you to acknowledge the history, and join us in caring for this land.

General Information

Documents related to an Agenda item are available to the public in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and at www.montereypark.ca.gov/agendas.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall at (626) 307-1359 for reasonable accommodation at least 8 hours before a meeting. Council Chambers are wheelchair accessible.

Public Participation

You may speak up to 5 minutes on an/each Agenda item. The Mayor and City Council may change the amount of time allowed for speakers. Written Communication will be accepted up to 3 hours before the meeting by completing an online form at www.montereypark.ca.gov/writtencomm.

Pursuant to Government Code Section 54954.3(a), the public may address the City Council only on matters listed on this Agenda. No other public comment will be accepted.

The City Council will recess to Closed Session following public comment and the Open Session items if any. Public participation is not allowed during Closed Session.

1. Call to Order

Mayor

2. Roll Call

Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang

3. Public Communications

4. Closed Session

Upon conclusion of Closed Session, the Mayor and/or City Attorney will announce any reportable actions in accordance with the Brown Act.

**4.A. Conference with Real Property Negotiators — Government Code §54956.8: 1 item
Property: 810 Monterey Pass Road, APN/Parcel ID: 5252-003-043**

City Negotiators: Inez Alvarez, City Manager; Karl H. Berger, City Attorney; Diana Garcia, Assistant City Manager; Martha Garcia, Director of Finance
Negotiating Parties: JRL, LLC./ Rui Zhen Zhao

**4.B. Conference with Real Property Negotiators — Government Code §54956.8: 1 item
Property: 2537-2543 Lee Ave., S. El Monte, CA 91733 (APN 5281012011, 5281012012)**

City Negotiators: Inez Alvarez, City Manager; Karl H. Berger, City Attorney; Diana Garcia, Assistant City Manager; Martha Garcia, Director of Finance
Negotiating Parties: Tasty Factory and Mainland Enterprise Trading

4.C. Conference with Legal Counsel — Anticipated Litigation

Significant exposure to litigation pursuant to Government Code § 54956.9(d)(2): Facts and Circumstances: Abatement Warrant dated November 4, 2025 (attached).

5. Adjournment

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**SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES**

IN RE PROPERTY AT: 795 W. Garvey Ave.
in the City of Monterey Park,
APN 5256-003-034

Property Owners/Responsible Parties:
Edward Chan and Howard Chan

Warrant No.:

**[PROPOSED] AMENDMENT TO
ABATEMENT WARRANT**

*[Filed Concurrently with: Application for
Abatement Warrant; Declaration of
Reymundo Lozano; Exhibits.]*

**TO THE PEOPLE OF THE STATE OF CALIFORNIA, TO ANY POLICE OFFICER,
FIRE OFFICIAL, CODE ENFORCEMENT OFFICER, PUBLIC WORKS OFFICIAL,
OR OFFICER ON BEHALF OF THE CITY OF MONTEREY PARK:**

Proof by Declaration having been made this day before me by Ziad Mazboudi and Timothy Campen, and it appearing therefrom that there is good cause to amend an Abatement Warrant issued by this Court on or about September 29, 2025 and attached hereto as "Exhibit A" regarding the commercial property located at 795 W. Garvey Ave. in the City of Monterey Park, APN 5256-003-034 (the "Property") due to its remaining in a blighted state of partial construction for years without meaningful progress towards completion, a designated public nuisance under the Monterey Park Municipal Code ("MPMC"), as well as other associated

1 public nuisances, the Court orders as follows:

2 All orders and conditions as stated in the original Abatement Warrant dated September
3 19, 2025, and attached hereto as Exhibit A, are fully incorporated by reference and remain in
4 full force and effect.

5 The original Abatement Warrant is amended to order Property owners and responsible
6 parties Edward M. Chan and Howard M. Chan (together, the "Chans") to authorize and direct
7 Santa Fe Water Systems, with its principal place of business located at 10244 Freeman Ave,
8 Santa Fe Springs, CA 90670, to immediately release to the City of Monterey Park (the "City")
9 all supplies, materials and components in the possession of Santa Fe Water Systems on behalf
10 of the Chans that are related to a Low Impact Development system to be installed at the
11 Property. This includes, without limitation, a modular wetland system, pump systems, and
12 any other components related to the Low Impact Development system designed by Santa Fe
13 Water Systems for the Property.

14 The original Abatement Warrant is further amended to order the City to conduct any
15 remediation, repairs or construction to the Property that are necessary to carry out construction
16 according to the existing construction plans approved by the City. This includes, without
17 limitation, remediation of the roof of the structure on the Property. Any such remediation under
18 this Order is limited to only that work which is necessary to effectuate this Order according to
19 established construction practices and in compliance with California Building Codes and
20 Standards.

21 A return to this Court will be made in accordance with the provisions of Code of Civil
22 Procedure § 1822.55.

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27 DATED: September 4, 2025



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JUDGE OF THE SUPERIOR COURT
ADAM T. CHANG

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Exhibit A

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**SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES**

IN RE PROPERTY AT: 795 W. Garvey Ave.
in the City of Monterey Park,
APN 5256-003-034

Property Owners/Responsible Parties:
Edward Chan and Howard Chan

Warrant No.:

**~~PROPOSED~~ ABATEMENT
WARRANT**

*[Filed Concurrently with: Application for
Abatement Warrant; Declaration of
Reymundo Lozano; Exhibits.]*

**TO THE PEOPLE OF THE STATE OF CALIFORNIA, TO ANY POLICE OFFICER,
FIRE OFFICIAL, CODE ENFORCEMENT OFFICER, PUBLIC WORKS OFFICIAL,
OR OFFICER ON BEHALF OF THE CITY OF MONTEREY PARK:**

Proof by Declaration having been made this day before me by Reymundo Lozano, and
it appearing therefrom that there is good cause for an Abatement Warrant at the commercial
property located at 795 W. Garvey Ave. in the City of Monterey Park, APN 5256-003-034
(the "Property") due to its remaining in a blighted state of partial construction for years
without meaningful progress towards completion, a designated public nuisance under the
Monterey Park Municipal Code ("MPMC"), as well as other associated public nuisances, the
Court orders as follows:

1 The City of Monterey Park ("City") and its officers, agents, employees or authorized
2 representatives are hereby ordered to enter the Property between the hours of between 7:00
3 a.m. to 7:00 p.m. on weekdays and from 9:00 a.m. to 6:00 p.m. on Saturdays, Sundays, and
4 holidays, by completing construction of the commercial development according to the
5 Owners' currently approved building plans. This includes, without limitation, completing all
6 remaining work concerning the on-site storm water capture system, grading and paving the
7 parking lot area, connecting the structure's sewer line to the City's sewer main, all remaining
8 electrical and plumbing, landscaping, installation of light standards, HVAC system, exterior
9 design elements, and all other aspects of construction as called for in the Owners' approved
10 building plans through final inspection by the City's Building Official..

11 This abatement will be undertaken to ensure that the Property is in compliance with all
12 applicable laws, including, but not limited to, the MPMC, to remove and abate any and all
13 conditions which constitute a public nuisance or a threat to the public's health and safety.

14 Reasonable force may be used to enter the Property in order to carry out the abatement
15 actions listed above, should any request for entry pursuant to this Warrant be refused or owner
16 representative not be present to provide access. Monterey Park Police Department is
17 authorized to protect the peace and prevent efforts to obstruct the City's abatement efforts in
18 furtherance of this Order.

19 This Warrant will be effective for a period of not more than 180 days, unless extended
20 or renewed. This extended period of abatement is authorized due to the estimated time to
21 complete abatement of 4-6 months.

22 The abatement activities authorized by this Warrant may be undertaken in the absence
23 of the responsible parties to the Property, Edward Chan and Howard Chan, or any others with
24 an ownership interest in the Property. A minimum of 24-hours' notice shall be provided to
25 Edward Chan and Howard Chan prior to first entering the Property to execute this Warrant.

26 The City is entitled to reimbursement from the Property owner for any and all costs
27 relating to the abatement of the Property, including attorney's fees, reasonably incurred in
28 connection with the abatement activities authorized by this Warrant, as provided by under

Chapter 4.30 of the MPMC, California Government Code, and other applicable law.

A return to this Court will be made in accordance with the provisions of Code of Civil Procedure § 1822.55.

DATED: September 19, 2025



ROSA M. FREGOSO
JUDGE OF THE SUPERIOR COURT

